



Grafton Road, Worcester Park

The **PERSONAL** Agent

# Price Guide £775,000

## Freehold

- Three Bedrooms
- Semi Detached
- Kitchen / Breakfast Room
- Lounge / Dining Room
- Loft Room
- 88ft Southerly Aspect Garden
- Detached Summerhouse
- Highly Sought After Road



Situated in a highly sought after tree lined road in Worcester Park is this attractive, three bedroom family home.

The property offers a 17 x 14ft kitchen / breakfast room with direct access to the garden, and a double aspect lounge / dining room with a large window to the front and double doors to the rear allowing in lots of natural light.

To the first floor are two double bedrooms and one single bedroom opposite the family bathroom. Stairs also lead to a further loft room which could be utilised for a multitude of purposes.

Outside, to the front of the property is a smart brick block driveway leading to a single garage, while to the rear is a stunning 88ft southerly aspect garden. There are separate lawned and patio areas, a lovely water feature, and to the rear of the garden a very large timber built summerhouse which could be a perfect work from home space.

Early viewing essential. Sole agents.

Worcester Park offers a large choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, with Kingston just a short drive away

offering a more comprehensive range of shops. Worcester Park also offers great access to public transport.

Nearby Ewell Village has a variety of shops including a Sainsburys Local, and a wide variety of cafés, restaurants and pubs available locally. Ewell is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups.

Tenure - Freehold







Grafton Road, Worcester Park  
 Total Area: 156.9 m<sup>2</sup> ... 1689 ft<sup>2</sup>  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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